

MEMORANDUM

JUNE 15, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT RUSH, SENIOR PROJECT MANAGER

SUBJECT: AMENDMENT TO GRANT AWARD AND TENTATIVE DESIGNATION FOR
THE BOSTON INDIAN COUNCIL

SUMMARY: This memorandum requests that the Authority revise the March 9, 1989 Revised Tentative Designation of the Boston Indian Council Limited Partnership (BICLP) of Boston, Massachusetts as Redeveloper of 103, 105 and 126 Fisher Avenue, to remove the Boston Indian Council as joint venture partner and instead substitute the BOSTON INDIAN COMMUNITY DEVELOPMENT CORPORATION (BICDC) as a joint venture partner, and further revise the October 26, 1988 Board vote authorizing a grant of \$200,000 to the Boston Indian Council (BIC) such that the award shall be made to the BICDC to subsidize the construction of a new Single Room Occupancy (SRO) facility.

The Boston Indian Council (BIC), a non-profit organization, has been providing social services to Native Americans in the Greater Boston Area since 1970. The BIC fills a major gap as the only service organization which specifically addresses the culturally unique social issues faced by its clients. The BIC also augments the social service resources of the City of Boston by \$1.3 million dollars from federal and other sources.

The client population is approximately 5,000 Native Americans who are serviced by the following BIC programs: Employment and Training, Housing Assistance, Day Care, Food and Nutrition, Health-related programs, and an affordable Single Room Occupancy (SRO) facility at 107 Fisher Avenue in the Mission Hill section of Jamaica Plain. The BIC also provides a valuable focal point for Boston's general cultural enrichment - art, music, and history.

On October 26, 1988 the Authority approved a grant of \$200,000 to BIC for the purposes of providing affordable housing at 107 Fisher Avenue. It is no longer feasible, however, for 107 Fisher Avenue to continue as part of the BIC SRO facility program.

Additionally, the BIC proposed a joint venture housing development project on BRA-designated land in Mission Hill in order to raise revenue to allow the continuance of the SRO activities at 107 Fisher Avenue. Accordingly, on March 9, 1989 a Revised Tentative Designation BIC proposal was voted by the Authority

calling for the development of 8,114 sq. ft. on City-owned parcels 1220 and 1221 located at 103 and 105 Fisher Avenue along with 11,602 sq. ft. of land on BRA Parcel 1340 at 126 Fisher Avenue by a joint venture of the BIC and the Hi-Tech Structures, Inc., to be known as the Indian Council Limited Partnership. It is now necessary that a non-profit 501-C-3 entity be substituted for the BIC partner, to be known as the BOSTON INDIAN COMMUNITY DEVELOPMENT CORPORATION.

In view of the foregoing, the BIC requests amendment of the two preceding Board memos to support the following proposal: that the BOSTON INDIAN COMMUNITY DEVELOPMENT CORPORATION be named as the Grantee of the October 26, 1988 \$200,000 Grant Award, and that the BICDC be authorized to use the money for the construction of a new SRO housing facility for its client population on the previously designated parcels.

Therefore, it is recommended that the Authority revise the March 9, 1989 Revised Tentative Designation of the Boston Council Limited Partnership of Boston, Massachusetts as Redeveloper of 103, 105 and 126 Fisher Avenue, in order to substitute for the BIC as joint venture partner the BOSTON INDIAN COMMUNITY DEVELOPMENT CORPORATION for the purpose of constructing a new SRO housing facility for its client population on the previously designated parcels.

Further, in order to allow the BIC to provide an SRO facility for its client population, it is recommended that the October 26, 1988 grant award to the BIC in the amount of \$200,000 be amended to name the BICDC as Grantee and to allow its use for the construction of a new SRO housing facility for the BIC client population on the previously designated parcels.

An appropriate vote follows:

An resolution is attached:

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby approves a revision to a certain vote on October 26, 1988 authorizing a grant award to the Boston Indian Council (BIC) in the amount of \$200,000, such that the BOSTON INDIAN COMMUNITY DEVELOPMENT CORPORATION ("BICDC") is named as Grantee, and further that the BICDC is authorized to use said Grant for the construction of a new Single Room Occupancy housing facility for the BIC client population. The Director is hereby authorized to execute and deliver any and all agreements and/or documents deemed to be necessary and in the best interests of the Authority in connection with the Grant Award.

REVISED RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: THE TENTATIVE DESIGNATION OF 103, 105 AND 126 FISHER AVENUE LOCATED IN JAMAICA PLAIN, CITY OF BOSTON.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the BOSTON INDIAN COUNCIL LIMITED PARTNERSHIP - which shall now include the BOSTON INDIAN COMMUNITY DEVELOPMENT CORPORATION, which is now substituted for the Boston Indian Council, as a joint venture partner - has expressed an interest and submitted a satisfactory proposal for the development of 103, 105 and 126 Fisher Avenue in Jamaica Plain; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

WHEREAS, the Authority intends to accept the transfer of 103 and 105 Fisher Avenue to the Authority from the City of Boston:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the BOSTON INDIAN COMMUNITY DEVELOPMENT CORPORATION be and hereby is tentatively designated as Redeveloper of 103, 105 and 126 Fisher Avenue in Jamaica Plain, Boston, subject to:

(a) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended:

(b) Acquisition by the Authority of 103 and 105 Fisher Avenue, Jamaica Plain with marketable title:

(c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and construction schedules.
- 2. That disposal of said 103, 105 and 126 Fisher Avenue by negotiation is the appropriate method of making the land available for redevelopment.
- 3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
- 4. That the Redeveloper be and hereby is authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
- 6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).